

PROPERTY LOCATION

No	Alt No	Direction/Street/City
180 -186		GARDNER ST, ARLINGTON

OWNERSHIP

OWNERSHIP		Unit #:	
Owner 1:	MBC REALTY LLC		
Owner 2:			
Owner 3:			
Street 1:	P.O. BOX 724		
Street 2:			
Twn/City:	WINCHESTER		
St/Prov:	MA	Cntry	
		Own Occ:	N
Postal:	01890	Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 2.136 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Apt- Garden Building built about 1967, having primarily Brick Exterior and 29453 Square Feet, with 40 Units, 40 Baths, 0 3/4 Bath, 0 HalfBath, 114 Rooms, and 40 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	112	Apts. 8 Plus	Prime NB Desc	APT AVG		Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
112	0.000	2,994,200			2,994,200
Total Card	0.000	2,994,200			2,994,200
Total Parcel	2.136	5,807,900	19,100	4,699,000	10,526,000
Source: Market Adj Cost		Total Value per SQ unit /Card:		101.66	/Parcel: 187.4

PREVIOUS ASSESSMENT

[illegible]

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

[illegible]

Sign: VERIFICATION OF VISIT NOT DATA / /



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	24949
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

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Type: 83 - Apt- Garden			
Sty Ht:	2	- 2 Story	
(Liv) Units:	40	Total:	79
Foundation:	1	- Concrete	
Frame:	1	- Wood	
Prime Wall:	7	- Brick	
Sec Wall:			%
Roof Struct:	2	- Hip	
Roof Cover:	1	- Asphalt Shgl	
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1967	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

BATH FEATURES

Full Bath	40	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits: 40	Rating:	Average
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	30 %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	30 %

CALC SUMMARY

Basic \$ / SQ:	168.00
Size Adj.:	0.80000001
Const Adj.:	1.01807988
Adj \$ / SQ:	136.830
Other Features:	400000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	4277486
Depreciation:	1283246
Depreciated Total:	2994240

COMMENTS

GARDNER MANOR; 10 UNITS/LLV.	2
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RESIDENTIAL GRID

1st Res Grid	Desc: Line 1											# Units	26
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RM:	11	BR:	40	Baths:	40	HB						

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
26	3	1	M
3	1	1	M
11	3	1	M
Totals			
40	114	40	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	136.83	
Special Features:	0	Val/Su Net:	99.33	
Final Total:	2994200	Val/Su SzAd	149.95	

SKETCH

Diagram of a 100-bit wide memory block. The block is divided into four sections: 0-22, 22-48, 48-84, and 84-100. The first and last sections are labeled "OFF (48)" and the middle two sections are labeled "OFF (48)". The block contains SFL, FFL, and LLV (9984) pointers.

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	First Floor	9,984	136.830	1,366,110	
LLV	Lower Level	9,984	114.220	1,140,360	
SFL	Second Floor	9,984	136.830	1,366,110	
OFP	Open Porch	192	25.550	4,905	
Net Sketched Area:		30,144	Total:	3,877,485	
Size Ad	19968	Gross Area	30144	FinArea	29453

SUB AREA DETAIL

[illegible]

IMAGE



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Type: 83 - Apt- Garden				
Sty Ht:	2 - 2 Story			
(Liv) Units:	40	Total:	79	
Foundation:	1 - Concrete			
Frame:	1 - Wood			
Prime Wall:	7 - Brick			
Sec Wall:				%
Roof Struct:	2 - Hip			
Roof Cover:	1 - Asphalt Shgl			
Color:	BRICK			
View / Desir:				

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1967	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

BATH FEATURES

Full Bath	40	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	40	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	30.0%
Functional:		0.0%
Economic:		0.0%
Special:		0.0%
Override:		0.0%
	Total:	30.0%

CALC SUMMARY

Basic \$ / SQ:	168.00
Size Adj.:	0.80000001
Const Adj.:	1.01807988
Adj \$ / SQ:	136.830
Other Features:	400000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	4277486
Depreciation:	1283246
Depreciated Total:	2994240

COMMENTS

GARDNER MANOR; 10 UNITS/LLV.	4
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RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	26
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RM:	11			BR:	40		Baths:	40		HB

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
26	3	1	M
3	1	1	M
11	3	1	M
Totals			
40	114	40	

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	136.83	
Special Features:	0	Val/Su Net:	99.33	
Final Total:	2994200	Val/Su SzAd	149.95	

SKETCH

SUB AREA

[illegible]

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
0	LLV	100	FLA	95	A	
0						
5						
5						
3						

IMAGE



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Type:	83	- Apt- Garden	
Sty Ht:	2	- 2 Story	
(Liv) Units:	39	Total:	79
Foundation:	1	- Concrete	
Frame:	1	- Wood	
Prime Wall:	7	- Brick	
Sec Wall:			%
Roof Struct:	2	- Hip	
Roof Cover:	1	- Asphalt Shgl	
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1967	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G12	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	4	- Carpet	
Sec Floors:			%
Bsmnt Flr:	4	- Carpet	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	15000	A	AV	1970	1.83	T	39.2	112			16,700			16,700
87	Fence-4	D	Y	1	250	A	FR	1970	6.00	T	49	112			800			800
88	Fence-6	D	Y	1	280	A	AV	1980	8.50	T	31.2	112			1,600			1,600
A6	WIRELESS TEL	D	S	1		G	AV	2006	75,000.00	T	0	112						

More: N	Total Yard Items:	19,100	Total Special Features:		Total:	19,100
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BATH FEATURES

Full Bath	34	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	34	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	27.
Functional:		
Economic:		
Special:		
Override:		
	Total:	27

CALC SUMMARY

Basic \$ / SQ:	168.00
Size Adj.:	0.800000001
Const Adj.:	1.01807988
Adj \$ / SQ:	136.830
Other Features:	340000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	3854431
Depreciation:	1040696
Depreciated Total:	2813735

COMMENTS

[illegible]

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1												# Units	22
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O		
Other														
Upper														
Lvl 2														
Lvl 1														
Lower														
Totals	RMs: 99			BRs: 35			Baths: 34			HB				

REMODELING

	Exterior:
	Interior:
7. %	Additions:
%	Kitchen:
%	Baths:
%	Plumbing:
%	Electric:
7 %	Heating:
	General:

RES BREAKDOWN

No Unit	RMS	BRS	FL
22	3	1	M
3	1	1	M
10	3	1	M
Totals			
35	99	35	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00		Before Depr:	136.83
Special Features:	0		Val/Su Net:	102.93
Final Total:	2813700		Val/Su SzAd	155.49

SKETCH

Diagram of a rectangular structure with labels and dimensions:

- Top-left corner: OFF (48)
- Top-right corner: 22 - 8 6 22
- Left side (middle): 83
- Right side (middle): 83
- Bottom-left corner: OFF (48)
- Bottom-right corner: 22 - 8 6 22
- Center labels: SFL, FFL, LLV (9048)

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	First Floor	9,048	136.830	1,238,037	
LLV	Lower Level	9,048	114.220	1,033,452	
SFL	Second Floor	9,048	136.830	1,238,037	
OPF	Open Porch	192	25.550	4,905	
Net Sketched Area:		27,336	Total:	3,514,431	
Size Ad	18096	Gross Area	27336	FinArea	26692

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
37						
52	LLV	100	FLA	95	A	
37						
05						
31						
92						

IMAGE

AssessPro Patriot Properties, Inc



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Type:	83	- Apt- Garden	
Sty Ht:	2	- 2 Story	
(Liv) Units:	39	Total:	79
Foundation:	1	- Concrete	
Frame:	1	- Wood	
Prime Wall:	7	- Brick	
Sec Wall:			%
Roof Struct:	2	- Hip	
Roof Cover:	1	- Asphalt Shgl	
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1967	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G12	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	4	- Carpet	
Sec Floors:			%
Bsmnt Flr:	4	- Carpet	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

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88	Fence-6	D	Y	1	280	A	AV	1980	8.50	T	31.2	112			1,600		1,600
A6	WIRELESS TEL	D	S	1		G	AV	2006	75,000.00	T	0	112					

More: N	Total Yard Items:	19,100	Total Special Features:		Total:	19,100
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BATH FEATURES

Full Bath	34	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits: 34	Rating:	Average
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	27.
Functional:		
Economic:		
Special:		
Override:		
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CALC SUMMARY

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COMMENTS

[illegible]

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1st Res Grid	Desc: Line 1												# Units	22
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Other														
Upper														
Lvl 2														
Lvl 1														
Lower														
Totals	RMs: 99			BRs: 35			Baths: 34			HB				

REMODELING

		Exterior:
		Interior:
		Additions:
7.0%		Kitchen:
		Baths:
0.0%		Plumbing:
		Electric:
0.0%		Heating:
7.0%		General:

RES BREAKDOWN

No Unit	RMS	BRS	FL
22	3	1	M
3	1	1	M
10	3	1	M
Totals			
35	99	35	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	136.83	
Special Features:	0	Val/Su Net:	102.93	
Final Total:	2813700	Val/Su SzAd	155.49	

SKETCH

Diagram of a rectangular structure with labels and dimensions:

- Top edge: OFF (48) 22 ~ 8 6 22
- Left edge: 83
- Right edge: 83
- Bottom edge: OFF (48) 22 ~ 8 6 22
- Internal labels: SFL, FFL, LLV (9048)
- Small boxes on left and right edges: 8 6

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	9,048	136.830	1,238,037
LLV	Lower Level	9,048	114.220	1,033,452
SFL	Second Floor	9,048	136.830	1,238,037
OFP	Open Porch	192	25.550	4,905
Net Sketched Area:		27,336	Total:	3,514,431
Size Ad	18096 Gross Area	27336 FinArea	26692	

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
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52	LLV	100	FLA	95	A	
37						
05						
31						
92						

IMAGE

AssessPro Patriot Properties, Inc

